



City of Bonner Springs

PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS

TUESDAY, JULY 24, 2012

STUDY SESSION @ 6:00 P.M.

REGULAR MEETING @ 7:00 P.M.

PLANNING COMMISSION MEMBERS:

PLEASE CONTACT TERRY BARLOW @ 667-1710

NO LATER THAN 12:00 NOON, TUESDAY, JULY 24, 2012,

IF YOU WILL BE UNABLE TO ATTEND

PREPARED BY:

DON E. SLONE, AICP, CFM
PLANNING DIRECTOR

PEOPLE

PLANNING

PROGRESS

City of Bonner Springs
Planning Commission Agenda
Tuesday, July 24, 2012

Study Session 6:00 p.m.

- Planning Commissioner Training continued; and
- Welcome new Planning Commissioner Lew Kasselmann.

Planning Commission Meeting – 7:00 p.m.

Call to Order: Time: _____

Roll Call:

ITEM NO. 1: Approval of Minutes: The regular Planning Commission meeting held May 15, 2012.

Motion: _____ Second: _____

For: _____ #Against: _____

New Business:

ITEM NO.2: Site/Landscape Plan: ST-12-101: “Maple Ridge” located at 515 E. Morse Avenue. Requested by Matt Schlicht, P.E., Engineering Solutions for MRE Capital, under contract from Quad J Holdings, LLC, property owners of record. The site/landscape plan is being submitted in order to convert the former mixed use apartment/office complex into an age restricted senior housing apartment complex within the existing building.

1. Staff Presentation / Applicants Presentation
2. Public Comment

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

Adjournment Time: _____

ITEM NO. 1

Approval of Minutes of the May 15, 2012 Planning Commission Meeting

PLANNING COMMISSION AGENDA

Tuesday, July 24, 2012, 7:00 P.M.

PRESENT	Stephan	_____
	Neff	_____
& VOTE:	Kasselman	_____
	Parks	_____
	Krone	_____
	Neal	_____
	Pierce	_____

MOTION: _____

SECOND: _____

ACTION: MAKE A MOTION TO APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING ON MAY 15, 2012

STAFF RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE MINUTES

NARRATIVE: The minutes of the May 15, 2012 meeting are attached.

PLANNING COMMISSION MEETING MINUTES
Tuesday, May 15, 2012 at 7:00 P.M.

MEMBERS PRESENT: Craig Stephan, Sherri Neff, Merle Parks, Jason Krone, Robin Neal, and Dave Pierce

STAFF PRESENT: Don Slone, AICP, CFM, Planning Director
Terry Barlow, Departmental Administrative Assistant

Chairman Parks called the meeting to order at 7:02 p.m. and asked for a roll call. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the January 24, 2012 Planning Commission meeting. Commissioner Stephan made a motion to approve the minutes as written with a second from Commissioner Krone. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for a vote. The minutes were approved as written.

NEW BUSINESS

Chairman Parks introduced **Item No. 2: Preliminary Plat "Amended": PT-12-100, "Bonner Springs Pointe"**, The request is to amend the preliminary plat for Bonner Springs Pointe approved on June 24, 2008 that consisted of six (6) lots that has been reduced to five (5) lots. The two (2) lots that remain will contain 6.78 acres. This request is in order to plat and convey Lot 4; Bonner Springs Pointe II to AutoZone, Inc. for the construction of a new Auto Parts Store No. 3784 directly across the street from Walgreens. Requested by Eric Ramer, PLS, Weiskirch & Parks Engineers, Inc. for K.A.V.E., Inc., property owners of record. The subject property is zoned C-2, General Business District and is located at 12850 Kansas Avenue.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions in the Staff report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Eric Ramer, PLS, Weiskirch & Parks Engineers, Inc. for K.A.V.E., Inc.**, stated that his clients were in agreement with all of the conditions listed in the Staff report.

Chairman Parks asked if there were any further questions or comments from the audience or the Planning Commission. Seeing none he asked for a motion. Commissioner Pierce made a motion to approve with the conditions listed in the Staff report with a second from Commissioner Stephan.

Chairman Parks asked if the Planning Commission had any further questions or concerns. Chairman Parks asked about the 109' on the east side of Lot 5 and what purpose did it serve. The Planning Director stated that the property is for sale and when it is sold it will potentially be combined with the property to the east that is also for sale. AutoZone did not need the property to the east and that is one of the reasons they are amending the preliminary plat.

Chairman Parks asked if that restricted the access to that property. The Planning Director suggested that they replat the church property. Once it is filed and platted they will be able to lot split the remaining property since the utilities are in place. This is also part of the Tax Increment Finance district.

Commissioner Neal asked about the detention basin located by Lot 4. The Planning Director said it was initially designed to handle all the storm water detention requirements for the east side. There is actually a junction box to the east and it will pick up the storm water. The same detention basin will be used by Auto Zone.

Chairman Parks asked if the Planning Commission had any further questions or concerns. Seeing none he called for a vote. Motion passed unanimously.

Chairman Parks introduced **Item No. 3: Final Plat: PT-12-100, "Bonner Springs Pointe II"**, This request to "replat" 6.78 acres into a 2 lot subdivision on 6.78 acres and convey the new Lot 4 of Bonner Springs Pointe II to AutoZone, Inc. for the new auto parts Store No. 3784. Requested by Eric Ramer, PLS, Weiskirch & Parks Engineers, Inc. for K.A.V.E., Inc., property owners of record. The subject property is zoned C-2, General Business District and is located at 12850 Kansas Avenue.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions in the Staff report.

Chairman Parks if the applicant would like to address the Planning Commission. **Eric Ramer, PLS, Weiskirch & Parks Engineers, Inc. for K.A.V.E., Inc.**, stated that he would be happy to answer any questions and that they were in agreement with all the conditions listed in the Staff report.

Chairman Parks asked if there were any further questions or comments from the audience or the Planning Commission. Seeing none he asked for a motion. Commissioner Pierce made a motion to approve with the conditions listed in the Staff report with a second from Commissioner Krone.

Chairman Parks asked about how storm water detention was being handled for both new lots. The Planning Director stated that Detention Calculations, Construction Documents and Grading Plans are required to be submitted and approved to address the storm water detention as listed under condition No. 2 for the Preliminary Plat.

Chairman Parks asked if the Planning Commission had any further questions or concerns. Seeing none he called for a vote. Motion passed unanimously.

The Planning Director stated that he will forward this item to the Governing Body on June 11, 2012 with a Planning Commission recommendation of approval and requests the Governing Body accept the dedication of easements as shown on the final plat.

Chairman Parks introduced **Item No 4: Site/Landscape Plan: ST-12-100, "AutoZone @ The Pointe"** located at 545 S. 129th Street being platted as Lot 4, Bonner Springs Pointe II. Requested by Matt Murphy, PE, Treanor Architects for the Auto Zone, Inc., under contract from KAVE, Inc. property owners of record. The site/landscape plan is being submitted in order to construct a 6,446 square foot auto parts retail store and associated off-street parking on 1.24 acres zoned C-2, General Business District.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions in the Staff report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Keiv Spare, PE, Treanor Architects** for AutoZone, Inc. stated they were in agreement with all the conditions listed in the Staff report.

Chairman Parks asked if there were any further questions or comments from the audience or the Planning Commission. Seeing none he asked for a motion. Commissioner Krone made a motion to approve with the conditions listed in the Staff report with a second from Commissioner Neff.

Chairman Parks asked if the Planning Commission had any further questions or concerns. Seeing none he called for a vote. Motion passed unanimously.

Chairman Parks introduced **ITEM NO. 5: Comprehensive Plan Change: BSCP-22: "Richland Apartments"** A request to amend the Future Land Use Map of the Comprehensive Plan to change the land use designation for 1.36 acres from a Commercial designation to a High-Density Residential designation. Requested by Daniel Foster, Schlagel & Associates for Guy Tiner, developer, under contract from Constance S. Djajich, Trustee for Shibley Living Trust, property owners of record. This amendment is to support the change in zoning from C-2, General Business District to R-3, Multi-Family Residential District to allow for the construction of a proposed 24 unit, one and two-bedroom apartment complex to be located on Lot 10, Tiblow Centre, 13100 Richland Avenue.

Chairman Parks opened the public hearing at 7:15 p.m. and asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions in the Staff report. The Planning Director stated the recommendation was not unanimous as he had one member in opposition as noted in the Staff report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Daniel Foster, Schlager & Associates, 19920 W. 107th, Lenexa, KS** made comments as follows:

- His client was in agreement with all the conditions for both the Comprehensive Plan Change and Rezoning.
- The property to the west of this is already zoned for multi-family. The area to the east is commercial properties.
- The property we are discussing is actually on Richland Avenue.
- Mr. Tiner has been a resident of Bonner Springs for a long time and a builder in Bonner Springs.
- The City's Comprehensive Plan is to keep up with the housing demand for the City and have a mixture of housing in the City.
- It is common practice to have a transitional zoning from commercial to low-density residential, you have commercial, multi-family and single-family residential.
- Things have changed quite a bit in this area in the last few years. This gives us an opportunity for growth in your community. The valuation of multi-family dwelling will also help property values.
- Presented a drawing of the proposed apartment complex that explains the amenities, construction phases and the type of residents that they hope to have in the development.
- He would be happy to answer any questions the Planning Commission might have for him.
- The builder wants to maintain the values that will keep the property values up in the residential neighborhood.

Commissioner Krone questioned if this was part of the other apartment complex to the west. Mr. Foster stated yes it was because it was owned by the same person and would look like the other apartments.

Chairman Parks asked if there were any further questions or comments from the audience or the Planning Commission. Seeing none he closed the public hearing at 7:30 p.m. and asked for a motion. Commissioner Stephan made a motion to approve with the conditions listed in the Staff report with a second from Commissioner Neal.

Chairman Parks asked the Planning Director if Lots 8 and 9 were supposed to be commercial lots. The Planning Director explained that Lots 8 and 9 were rezoned to R-3, Multi-Family Residential District in 1986 that included the property that was rezoned for the "Village of Deerfield". Chairman Parks asked if they were always meant to be multi-family and the Planning Director stated that yes.

Chairman Parks asked if the Planning Commission had any further questions or concerns. Seeing none he called for a vote. Motion passed unanimously.

The Planning Director stated that he will forward this item to the Governing Body on June 11, 2012 with a Planning Commission recommendation of approval.

Chairman Parks introduced **ITEM NO. 6: Rezoning: BSZ-128: "Richland Apartments"** A request to rezone 1.36 acres from a C-2, General Business District classification to an R-3, Multi-Family Residential District classification. Requested by Daniel Foster, Schlager & Associates for Guy Tiner, developer, under contract from Constance S. Djajich, Trustee for Shibley Living Trust, property owners of record. This amendment is to change the zoning classification to allow for the construction of a proposed 24 unit, one and two-bedroom apartment complex to be located on Lot 10, Tiblow Centre, 13100 Richland Avenue.

Chairman Parks opened the public hearing at 7:34 p.m. and asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions in the Staff report. The Planning Director stated the recommendation was not unanimous as he had one member in opposition as noted in the Staff report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Daniel Foster, Schlagel & Associates, 19920 W. 107th, Lenexa, KS** stated he had no further comments. His client is in agreement with all the conditions listed in Staff report and he would be happy to answer any questions the Planning Commission might have.

Chairman Parks asked if there were any further questions or comments from the audience or the Planning Commission. Seeing none he closed the public hearing at 7:37 p.m. and asked for a motion. Commissioner Pierce made a motion to approve with the conditions listed in the Staff report with a second from Commissioner Krone.

Commissioner Pierce asked about the time frame for building. Mr. Tiner stated as soon as possible. Commissioner Pierce asked if each building had both one and two-bedrooms in them but Mr. Tiner stated one building is for one bedroom units and the other is for two-bedroom units.

Commissioner Stephan agrees totally with this land use change. He went on to state that retail development in the future will go to the east side of K-7 Highway and west side will be mixed use with mostly multi-family uses due to the changes recommended and approved by KDOT.

Chairman Parks asked if the Planning Commission had any further questions or concerns. Seeing none he called for a vote. Motion passed unanimously.

The Planning Director stated that he will forward this item to the Governing Body on June 11, 2012 with a Planning Commission recommendation of approval.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 7:39 p.m.

Planning Commission Secretary

ITEM NO. 2

ITEM NO.2: Site/Landscape Plan: ST-12-101: "Maple Ridge" located at 515 E. Morse Avenue. Requested by Matt Schlicht, P.E., Engineering Solutions for MRE Capital, under contract from Quad J Holdings, LLC, property owners of record. The site/landscape plan is being submitted in order to convert the former mixed use apartment/office complex into an age restricted senior housing apartment complex within the existing building.

PLANNING COMMISSION AGENDA

Tuesday, July 24, 2012, 7:00 P.M.

PRESENT	Stephan	_____
	Neff	_____
& VOTE:	Kasselman	_____
	Parks	_____
	Krone	_____
	Neal	_____
	Pierce	_____

MOTION: _____

SECOND: _____

ACTION: MAKE A MOTION TO APPROVE

STAFF RECOMMENDATION: STAFF IS RECOMMENDING APPROVAL OF THIS ITEM SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT

NARRATIVE: A Staff Report is included in the agenda. Staff will be present to answer any questions.

SITE/LANDSCAPE PLAN: MAPLE RIDGE**Case No.:** ST-12-101

Applicant: Matt Schlicht, P.E., Engineering Solutions
Architect: Kurt Wallace, AIA, Wallace Architects, LLC
Property Owner: Quad J. Holdings, LLC (Under Contract by MRE Capital, LLC)
Location: 515 E. Morse Avenue
Zoning: O, Office District
Lot Size: 2.68 acres
Building Size: 26,247 sq.ft.
Building Use: Age Restricted Senior Housing Apartment Complex

Parking:

Parking required: 2 spaces/dwelling unit (32 units proposed) = 64 spaces
 Parking provided: 46 spaces + 2 handicapped spaces = 48 spaces (See BZA-107: Variance)

Landscaping:

Trees required: 1 tree/40' lineal feet of Street frontage (Morse Ave. = 380 L.F. = 10 street trees)
 1 tree/40' lineal feet of Street frontage (Emerson Ave. = 307 L.F. = 8 street trees)

Trees provided: 9 street trees provided

Signage:

None shown

Site Lighting:

None shown

Staff Recommendation:

The Development Staff recommends approval of the Site/Landscape Plan subject to the nine (9) listed conditions to include all Standing Conditions listed below:

1. Approval of BZA-107 Parking Variance by the Board of Zoning Appeals;
2. Revise the Landscape Plan to meet the "Street Tree" requirements as listed under Article XXX: Landscape Regulations, Section 4(2);
3. Revise the Landscape Plan to add a new Note to read "Stake all trees with a minimum of two (2) t-posts to be removed after one (1) year of installation";
4. Remove the non-conforming "515 Sign" located on the east side of the access drive from Morse Avenue;
5. Revise the Erosion Control Plan Sheet C.050 to include a Note as to the method to keep sediment on the site and not flow to the new area inlet (Field Inlet) located in the northwesterly corner of the site;
6. Revise the Site Utility Plan Sheet C.300 to remove General Notes 2, 4, 6, 7, and 10 through 14 as they do not apply to this project;
7. Resubmit three (3) full size copies and one 8 ½" x 11" copy of the revised Landscape Plan, Erosion Control Plan Sheet C.050 and Site Utility Plan Sheet C.300 to the Planning Department to address all the above conditions;
8. Provide a copy of the Warranty Deed to show the property transfer to MRE Capital, LLC; and
9. The Site/Landscape Plan shall not receive final approval by the Planning Director until completion of all conditions of approval.

Standing Site Plan Conditions:

1. Changes or deviations from the approved site/landscape plan shall require resubmittal to the Planning Department for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required;
2. Site/Landscape Plans are valid for 180 days from the date of approval; and
3. Recommend the applicant consider the installation of an irrigation meter to reduce sewer charges if landscape sprinkler system is proposed.

Staff Analysis:

The Site Plan is submitted in order to convert the former mixed use apartment/office complex into an age restricted senior housing apartment complex within the existing building. The submitted Site Plan does meet the minimum submittal requirements of the Zoning Ordinance listed under Article V, Section 10: Site Plans subject to the approval of the Parking Variance by the Board of Zoning Appeals on July 24, 2012.

The Landscape Plan does not meet the requirements listed under Article XXX: Landscape Regulations. The number and location of the street trees required under Section 4(2) has not been met and will need to be revised accordingly.

Note:

1. If the Parking Variance is not approved, the Site/Landscape Plan will require an amendment to reflect either an increase in the number of parking spaces or a reduction in the number of units to meet the two (2) spaces per dwelling unit requirement.

Review Comments Received from the Development Review Team:**Planning Director:**

1. Approval of BZA-107 Parking Variance by the Board of Zoning Appeals;
2. Revise the Landscape Plan to meet the "Street Tree" requirements as listed under Article XXX: Landscape Regulations, Section 4(2);
3. Revise the Landscape Plan to add a new Note to read "Stake all trees with a minimum of two (2) t-posts to be removed after one (1) year of installation";
4. Remove the non-conforming "515 Sign" located on the east side of the access drive from Morse Avenue;
5. Revise the Site Utility Plan Sheet C.300 to remove General Notes 2, 6, and 10 through 13 as they do not apply to this project; and
6. Provide a copy of the Warranty Deed to show the property transfer to MRE Capital, LLC.

Building Official: No objections.

City Engineer:

1. The impact to the existing drainage condition that is attributed to this plan is very minimal, and therefore will require no provision for detention on the site; and
2. Add a Note to the Erosion Control Plan Sheet C.050 to include a method to keep sediment on the site and not flow to the new area inlet (Field Inlet) located in the northwesterly corner of the site.

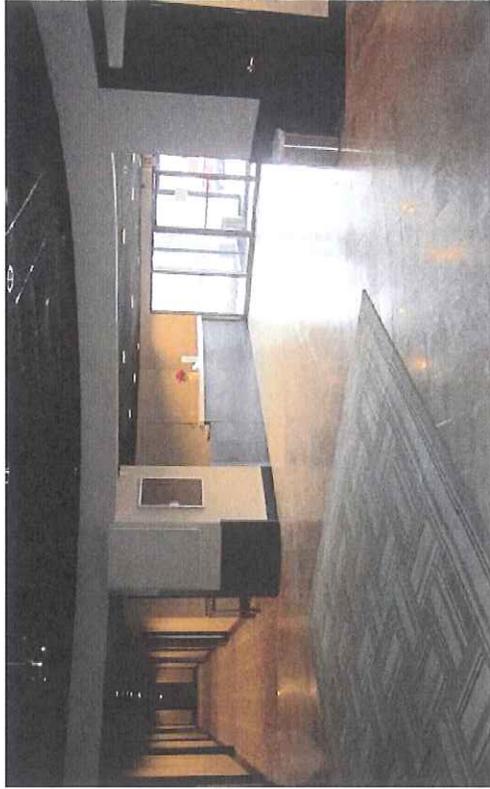
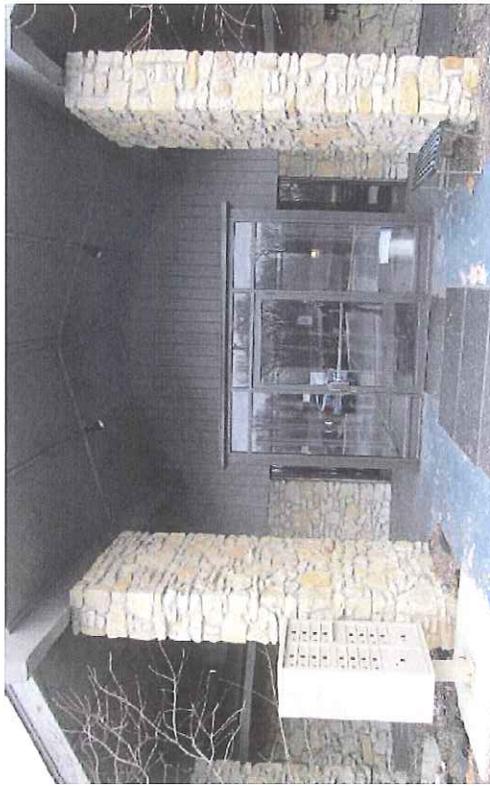
Economic Development Director: No objections.

Public Works Director:

1. Revise the Site Utility Plan Sheet C.300 to remove Storm Sewers Note 3; General Notes 4, 7 and 14 as they do not apply.

Utilities Director:

1. Recommend the installation of an Irrigation Meter to reduce sewer charges.



FEBRUARY 2012

515 EAST MORSE

Bonnet Springs, Kansas



Professional Seal
 State of Missouri
 License No. 0000000000
 Date of Issue
 Date of Renewal

Construction Plans for
MAPLE RIDGE SENIOR RESIDENTIAL FACILITY
 Bonner Springs, Wyandotte County, Missouri

DATE: 11/11/2012
 DRAWN: [Name]
 CHECKED: [Name]
 TITLE: [Name]

SITE PLAN
 Construction Plans for
Maple Ridge Senior Residential Facility
 Bonner Springs, MO

Scale: 1" = 20'
 North
 Date: 11/11/2012
 Drawn: [Name]
 Checked: [Name]
 Title: [Name]



CONSTRUCTION NOTES:
 1. ALL CURBS SHALL BE CAST IN INTERVAL.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BONNER SPRINGS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BONNER SPRINGS.
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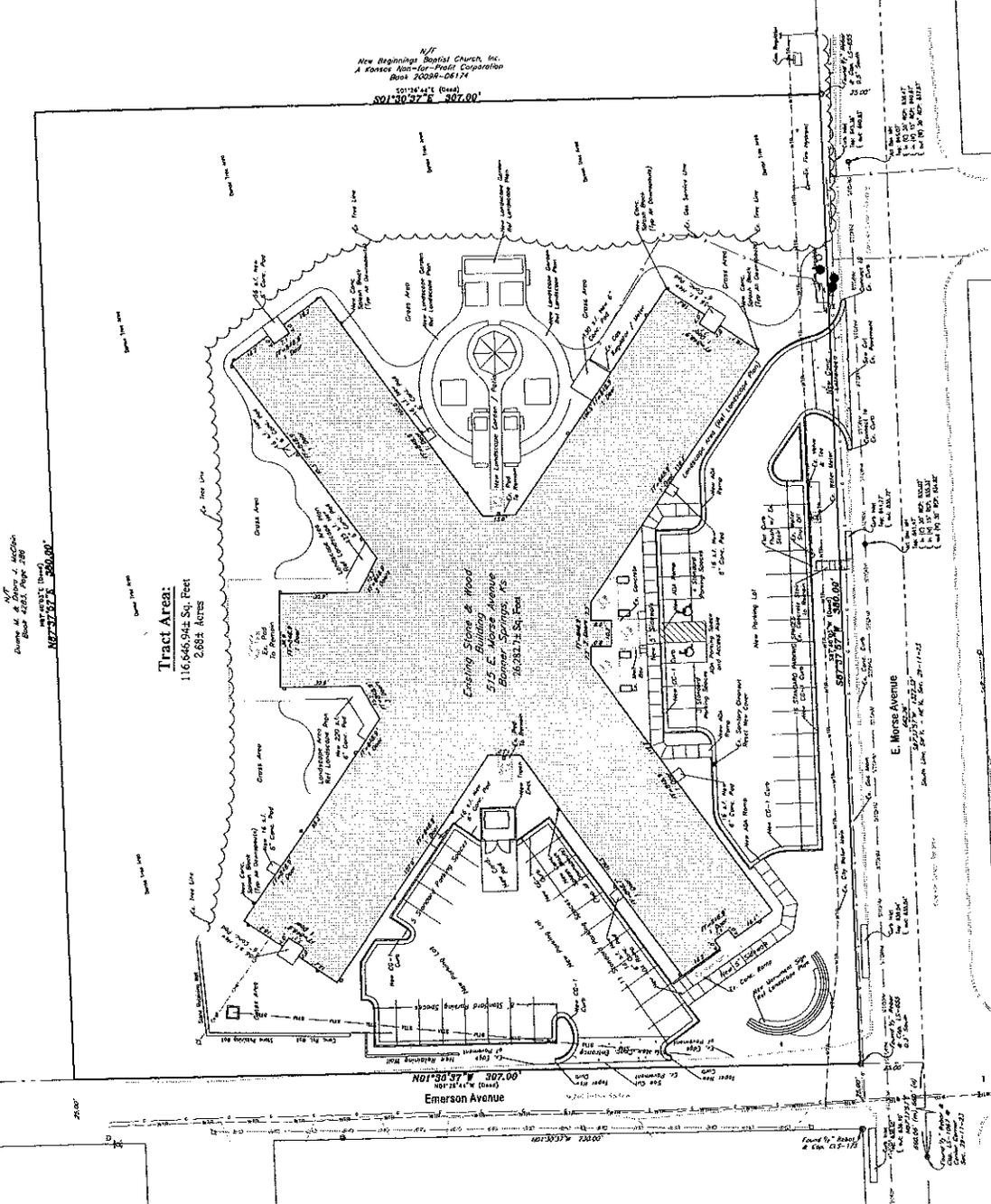
PARKING LOT NOTES:
 1. ALL CURBS SHALL BE CAST IN INTERVAL.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BONNER SPRINGS.
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STORM SEWER NOTES:
 1. ALL STORM SEWER PIPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY DESIGN AND CONSTRUCTION MANUAL. IT IS ADVISABLE THAT THE CONTRACTOR BECOME FAMILIAR WITH THIS DOCUMENT IN THE EVENT THAT THERE IS A DISCREPANCY PRIOR TO BIDDING OR WORKING ON THIS PROJECT.
 2. ALL PIPE LENGTHS, SLOPES AND STATIONING ARE FROM THE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 3. STORM SEWER STATIONING IS SHOWN AT CENTERLINE OF INLETS.
 4. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 5. STORM SEWER PIPING SHALL BE SMOOTH INTERIOR CORRUGATED EXTERIOR HIGH DENSITY POLYETHYLENE WITH A MINIMUM MANHOLES "Y" VALUE OF 0.015. ALTERNATE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 6. AREAS WITH LESS THAN FOUR (4) FEET OF DEPTH FROM EXISTING GRADE TO PROPOSED TOP OF PIPE SHALL BE FILLED TO AN ELEVATION OF FOUR (4) FEET ABOVE THE PROPOSED TOP OF PIPE. COMPACTED TO 95% DENSITY. THEN REINFORCED FOR PERMANENT INSTALLATION.

SANITARY NOTES:
 1. ALL SANITARY PIPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY DESIGN AND CONSTRUCTION MANUAL. IT IS ADVISABLE THAT THE CONTRACTOR BECOME FAMILIAR WITH THIS DOCUMENT IN THE EVENT THAT THERE IS A DISCREPANCY PRIOR TO BIDDING OR WORKING ON THIS PROJECT.
 2. ALL PIPE LENGTHS, SLOPES AND STATIONING ARE FROM THE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 3. SANITARY PIPING SHALL BE 4" DIA. UNLESS OTHERWISE NOTED.
 4. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

WATER NOTES:
 1. ALL WATER PIPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY DESIGN AND CONSTRUCTION MANUAL. IT IS ADVISABLE THAT THE CONTRACTOR BECOME FAMILIAR WITH THIS DOCUMENT IN THE EVENT THAT THERE IS A DISCREPANCY PRIOR TO BIDDING OR WORKING ON THIS PROJECT.
 2. ALL PIPE LENGTHS, SLOPES AND STATIONING ARE FROM THE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 3. WATER PIPING SHALL BE 1/2" DIA. UNLESS OTHERWISE NOTED.
 4. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

RETENTION NOTES:
 1. ALL RETENTION WALLS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY DESIGN AND CONSTRUCTION MANUAL. IT IS ADVISABLE THAT THE CONTRACTOR BECOME FAMILIAR WITH THIS DOCUMENT IN THE EVENT THAT THERE IS A DISCREPANCY PRIOR TO BIDDING OR WORKING ON THIS PROJECT.
 2. ALL RETENTION WALLS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



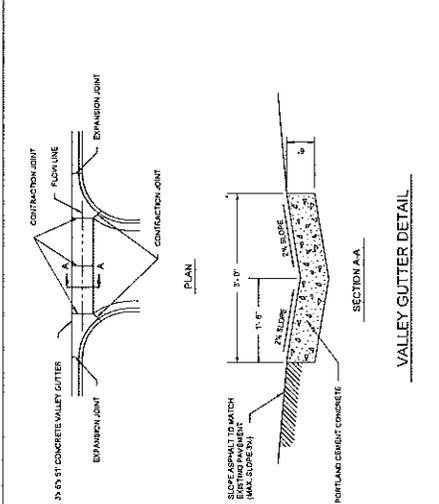
Tract Area:
 116,646.94± Sq. Feet
 2.68± Acres

New Beginning Baptist Church, Inc.
 A Kansas Non-Profit Corporation
 50174412 (Real)
 50174412 E 307.00'

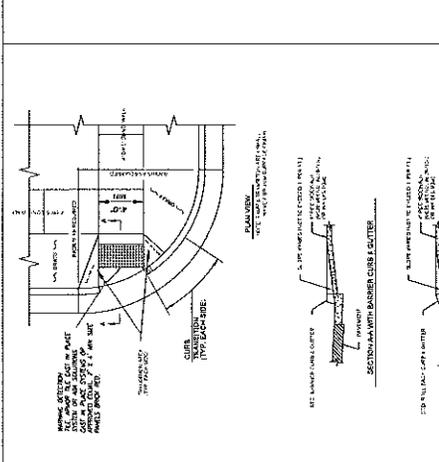
Emerson Avenue

E. Morse Avenue

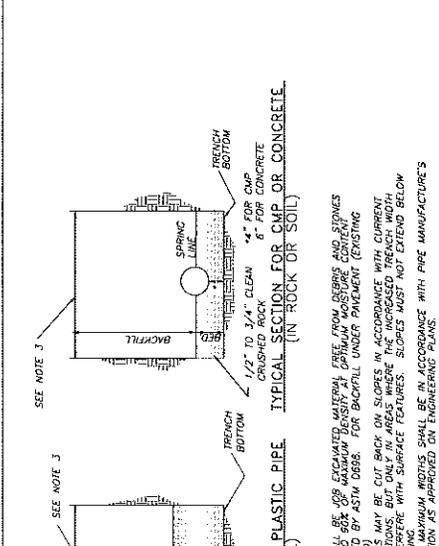
Found 14' Below
 at Elev. 115'



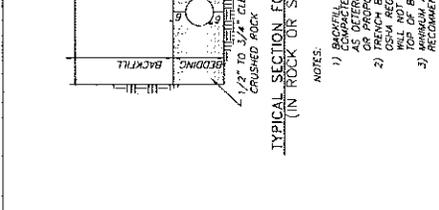
VALLEY GUTTER DETAIL
 NOT TO SCALE



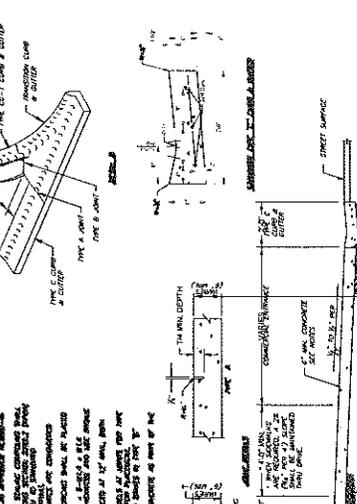
COMMERCIAL ENTRANCE
 NOT TO SCALE



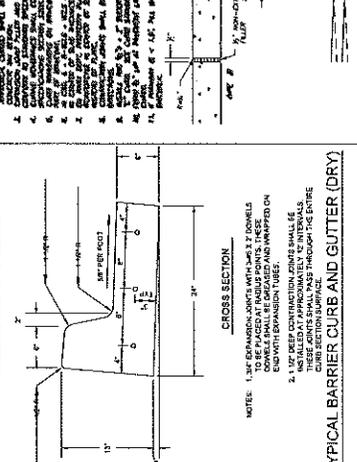
WHEEL CHAIR RAMP 'B' DETAIL
 NOT TO SCALE



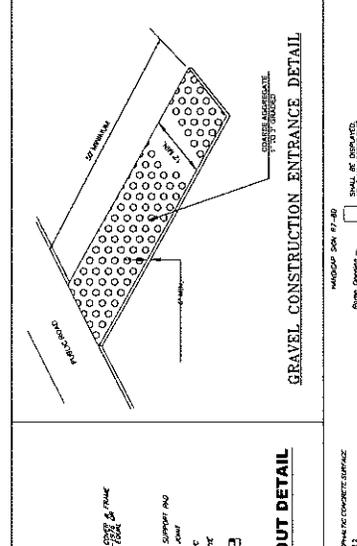
TYPICAL BARRIER CURB AND GUTTER
 APPROX. TYPE C-01
 NOT TO SCALE



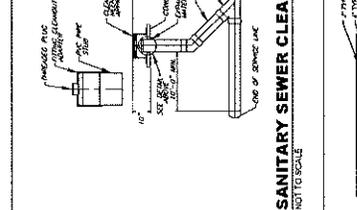
TYPICAL BARRIER CURB AND GUTTER (DRY)
 APPROX. TYPE C-01
 NOT TO SCALE



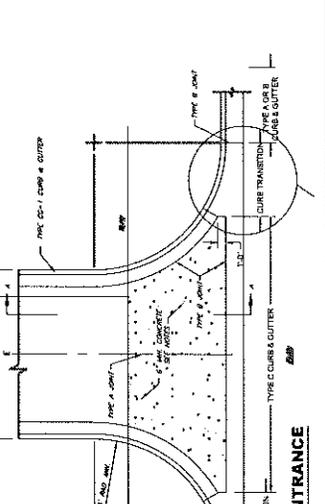
GRAVEL CONSTRUCTION ENTRANCE DETAIL
 NOT TO SCALE



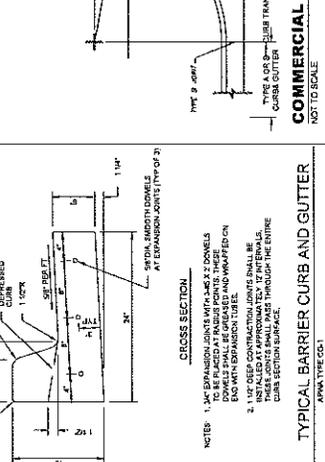
SANITARY SEWER CLEANOUT DETAIL
 NOT TO SCALE



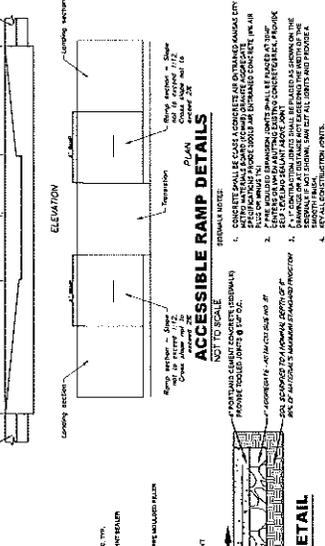
UNDERGROUND PIPE INSTALLATION FOR STORM SEWER LINES
 NOT TO SCALE



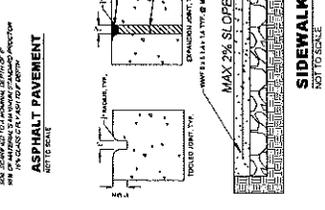
SANITARY SEWER CLEANOUT DETAIL
 NOT TO SCALE



GRAVEL CONSTRUCTION ENTRANCE DETAIL
 NOT TO SCALE



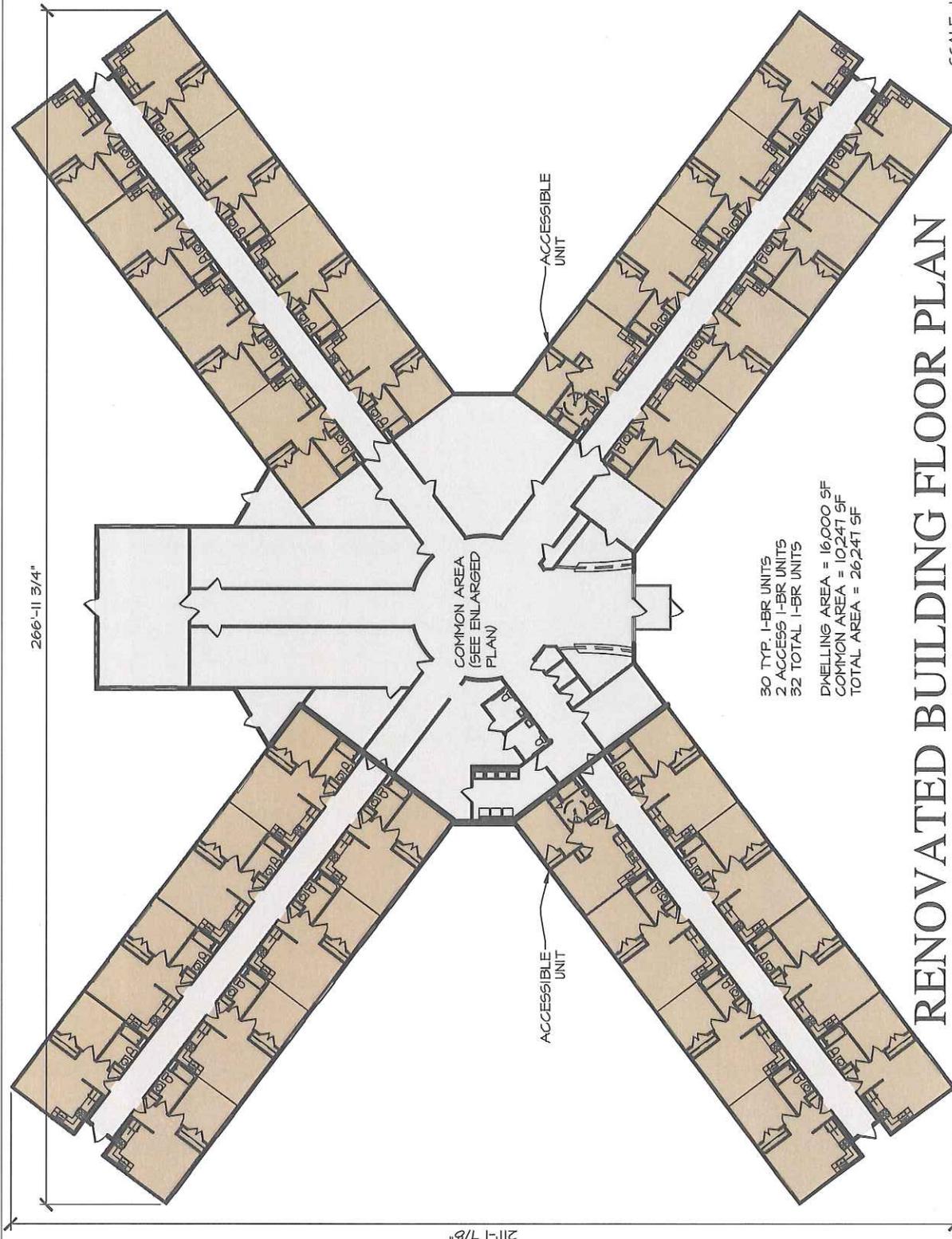
UNDERGROUND PIPE INSTALLATION FOR STORM SEWER LINES
 NOT TO SCALE



ACCESSIBLE RAMP DETAILS
 APPROX. TYPE C-01
 NOT TO SCALE



SIDEWALK DETAIL
 NOT TO SCALE



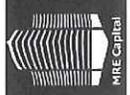
SCALE: 1/32" = 1'-0"
 FEBRUARY 2012

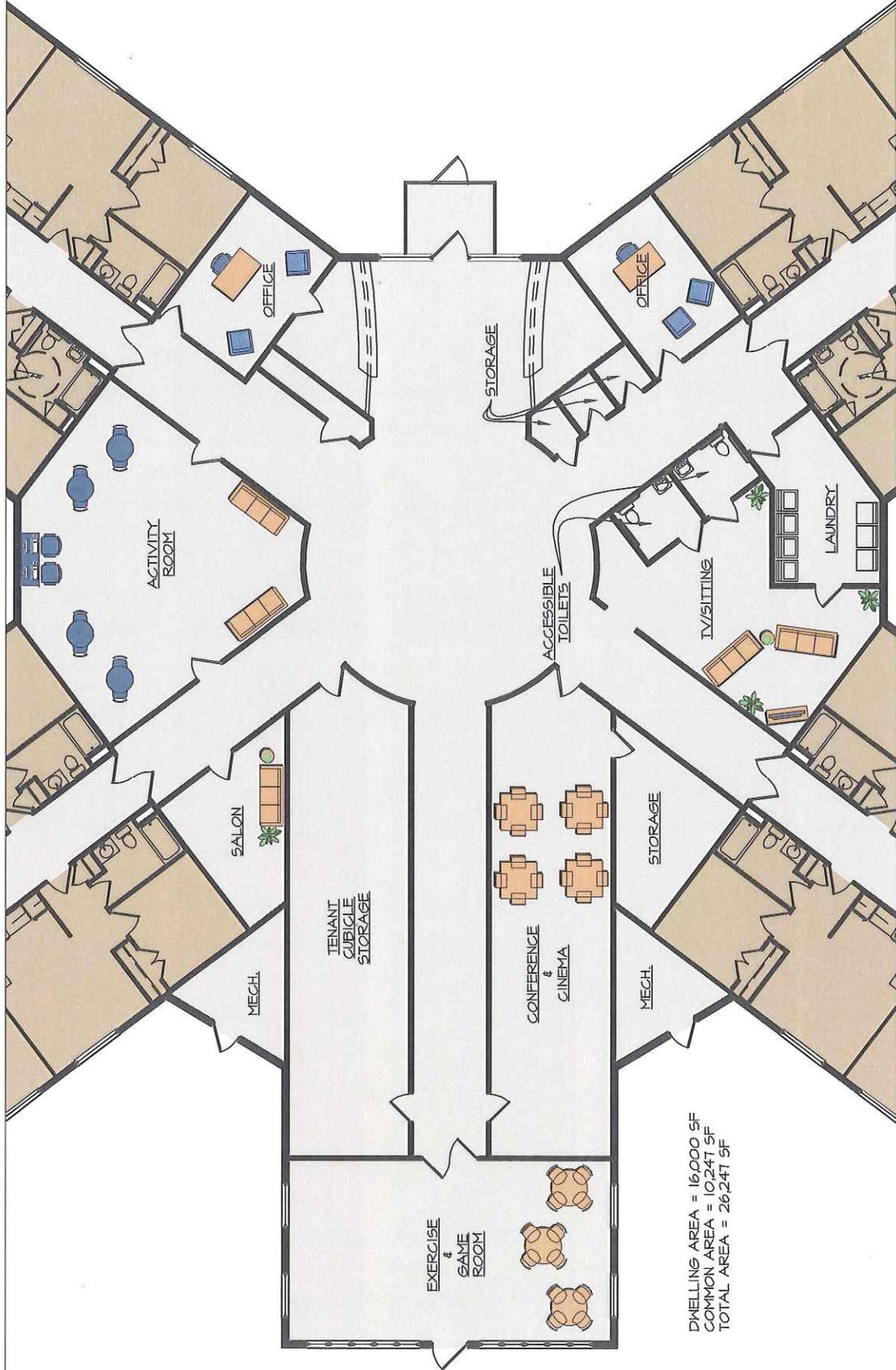
RENOVATED BUILDING FLOOR PLAN

30 TYP. 1-BR UNITS
 2 ACCESS 1-BR UNITS
 32 TOTAL 1-BR UNITS
 DWELLING AREA = 16,000 SF
 COMMON AREA = 10,241 SF
 TOTAL AREA = 26,241 SF

515 EAST MORSE
 Bonner Springs, Kansas

Wallace
 ARCHITECTS, P.A.C.
 ESTABLISHED 1982





DWELLING AREA = 16,000 SF
 COMMON AREA = 10,247 SF
 TOTAL AREA = 26,247 SF

COMMON AREAS

SCALE: 1/16" = 1'-0"
 FEBRUARY 2012



515 EAST MORSE
 Bonner Springs, Kansas





UNIT AREA = 500 SF GROSS
 UNIT AREA = 456 SF NET
 SCALE: 1/4" = 1'-0"

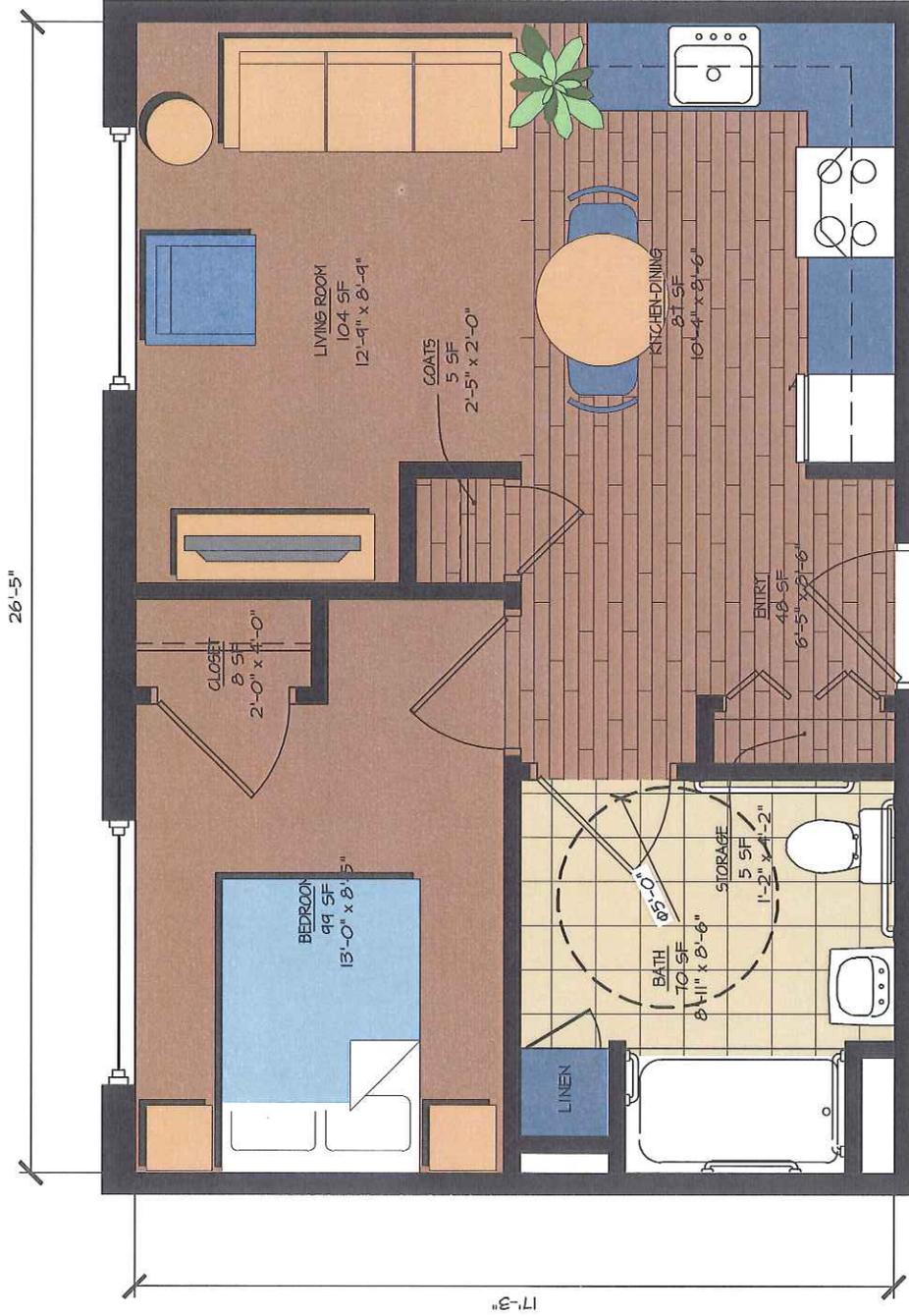
FEBRUARY 2012

TYPICAL UNIT

515 EAST MORSE
 Bonnet Springs, Kansas

Wallace
 ARCHITECTS, P.C.
 FORT SMITH, AR

MRE Capital



UNIT AREA = 500 SF GROSS
 UNIT AREA = 456 SF NET
 SCALE: 1/4" = 1'-0"

FEBRUARY 2012

ACCESSIBLE UNIT

515 EAST MORSE
 Bonner Springs, Kansas

